

IN RE: PETITION FOR VARIANCE
SM/S George Avenue, 120' and
70' SE of the c/l of Oak Avenue
(328 and 326 George Avenue)
15th Election District
5th Councilmanic District
Pauline A. Dennis
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* FOR BALTIMORE COUNTY
* Case Nos. 93-372-A and
93-373-A

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as a combined Petition for Variance filed by the owner of the subject properties, Pauline A. Dennis. Within Case No. 93-372-A, the Petitioner requests relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3 inches in lieu of the required 10 feet for an existing dwelling on the property known as 328 George Avenue. In Case No. 93-373-A, the Petitioner seeks relief from Sections 304 and 1802.3.C.1 of the B.C.Z.R. to permit the residential development of an undersized lot with a width of 50 feet in lieu of the required 55 feet for a proposed dwelling on the property known as 326 George Avenue. The relief sought herein is more particularly described on Petitioner's Exhibits 1 and 2.

Appearing on behalf of the Petitions were Pauline A. Dennis, the property owner, and Andrew Johns, her builder. There were no Protestants. Testimony indicated that the subject properties, known as 326 and 328 George Avenue, consist of a combined area of .458 acres zoned D.R. 5.5. Said properties are also known as Lots 85 and 86 of Homberg, an older subdivision located in the Essex area of Baltimore County. Lot 86, or 328 George Avenue, is improved with a single family dwelling. Lot 85 is currently unimproved but for an existing gravel driveway which serves

the dwelling on Lot 86. Testimony indicated that the Petitioner is widowed and resides on the property with her son. The Petitioner is desirous of subdividing the property to create two separate lots and develop Lot 85 with a single family dwelling for her son. As a result of the proposed subdivision, the requested relief is necessary to legitimize the existing dwelling on Lot 86 and the proposed development on Lot 85. Testimony indicated that the existing dwelling is located 3 inches from the demarcation line between Lots 85 and 86 and that Lot 85 has been heretofore used as the side yard to the existing dwelling. Testimony indicated that the proposed construction on Lot 85 will be consistent with the surrounding development and will comply with the required setbacks. Further, the proposed development is for a permitted purpose and the Petitioner owns no other land which would enable her to comply with the strict requirements of the zoning regulations.

An area variance may be granted where strict application of the zoning regulations would cause practical difficulty to the Petitioner and his property. McLean v. Soley, 270 Md. 208 (1973). To prove practical difficulty for an area variance, the Petitioner must meet the following:

- 1) whether strict compliance with requirement would unreasonably prevent the use of the property for a permitted purpose or render conformance unnecessarily burdensome;
- 2) whether the grant would do substantial injustice to applicant as well as other property owners in the district or whether a lesser relaxation than that applied for would give substantial relief; and
- 3) whether relief can be granted in such fashion that the spirit of the ordinance will be observed and public safety and welfare secured.

Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

- 2 -

It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

After due consideration of the testimony and evidence presented, it is clear that practical difficulty or unreasonable hardship will result if the variance is not granted. It has been established that special circumstances or conditions exist that are peculiar to the land or structure which is the subject of this variance request and that the requirements from which the Petitioner seeks relief will unduly restrict the use of the land due to the special conditions unique to this particular parcel. In addition, the variance requested will not cause any injury to the public health, safety or general welfare. Further, the granting of the Petitioner's request is in strict harmony with the spirit and intent of the B.C.Z.R.

As noted herein, the existing gravel driveway on Lot 85 serves the dwelling on Lot 86. As a result of the proposed subdivision, this driveway will technically be located on Lot 85 and could become a source of confusion for subsequent owners of either property. Therefore, as a condition of the relief granted, I will require that the subject driveway be removed and/or relocated so that it is located entirely on Lot 86.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 26 day of July, 1993 that the Petition for Variance in Case No. 93-372-A requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3

ORDER RECEIVED FOR FILING
Date 7/26/93
By [Signature]

- 3 -

inches in lieu of the required 10 feet for an existing dwelling on Lot 86, or 328 George Avenue, in accordance with Petitioner's Exhibit 1, be and is hereby GRANTED; and,

IT IS FURTHER ORDERED that the Petition for Variance in Case No. 93-373-A requesting relief from Sections 304 and 1802.3.C.1 of the B.C.Z.R. to permit the residential development of an undersized lot with a width of 50 feet in lieu of the required 55 feet, for a proposed dwelling on Lot 85, or 326 George Avenue, in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, subject to the following restrictions:

- 1) The Petitioners may apply for their building permit and be granted same upon receipt of this order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this order has expired. If, for whatever reason, this order is reversed, the Petitioners would be required to return, and be responsible for returning, said property to its original condition.
- 2) Prior to the issuance of any occupancy permits for the proposed dwelling at 326 George Avenue, the existing driveway which serves the dwelling at 328 George Avenue shall be removed and/or relocated so that it is entirely on Lot 86.
- 3) When applying for any permits, the site plan filed must reference this case and set forth and address the restrictions of this order.

LES:bjs

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

ORDER RECEIVED FOR FILING
Date 7/26/93
By [Signature]

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

July 12, 1993

(410) 887-4386

Ms. Pauline A. Dennis
328 George Avenue
Baltimore, Maryland 21221

RE: PETITIONS FOR VARIANCE
SW/S George Avenue, 120' and 70' SE of the c/l of Oak Avenue
(326 and 328 George Avenue)
15th Election District - 5th Councilmanic District
Pauline A. Dennis - Petitioner
Case Nos. 93-372-A and 93-373-A

Dear Ms. Dennis:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management Office at 887-3391.

Very truly yours,

Lawrence E. Schmidt
LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Andrew Johns
2239 Old Emmorton Road, Bel Air, Md. 21015

People's Counsel

File

Petition for Variance

to the Zoning Commissioner of Baltimore County

for the property located at 328 GEORGE AVENUE (Lot 86)
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property shown in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section(s) 1802.3.C.1; B.C.Z.R. TO PERMIT A SIDE YARD SETBACK OF 3IN IN LIEU OF THE REQUIRED 10'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County, for the following reasons: (Indicate hardship or grounds for relief.)
THE WIDTH OF THE LOT DOES NOT MEET COUNTY ZONING REGULATIONS

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Continued Petitioner/Owners:

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

With the necessary details and affirm, under the penalties of perjury, that there are the legal owner(s) of the property which is the subject of this Petition.

Legal Owner(s):

PAULINE A. DENNIS

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

Attorney for Petitioner:

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Attorney for Petitioner:

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City State Zip

Attorney for Petitioner:

Type or Print Name

Signature

Address

City State Zip

Item 383 receipt
93-372-A
Account: R-001-6180
Number JCM

Date 4-23-93

PAULINE DENNIS
VARIANCE (010)
ASTING (080)

328 GEORGE AVE.
BALTO, MD. 21221

50.00
35.00
85.00

105.00
Please Make Checks Payable To: Baltimore County

Cashier Validation

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

93-372-A

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- Posting fees will be assessed and paid to this office at the time of filing.
- Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

For newspaper advertising:
Case No.: Item No.: 383
Petitioner: Pauline Dennis
LOCATION: 328 GEORGE AVE LOT # 96
PLEASE FORWARD ADVERTISING BILL TO:
NAME: Pauline Dennis
ADDRESS: 328 GEORGE AVE
BALTIMORE MD 21221
PHONE NUMBER: 410-574-3046

AJ:ggg
(Revised 3/29/93)

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

APRIL 30, 1993

NOTICE OF HEARING

The Zoning Commission of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204 or Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 93-372-A (Item 383)
328 George Avenue
328 George Avenue, 120' from c/o Oak Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Pauline A. Dennis
HEARING: THURSDAY, JUNE 3, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit a side yard setback of 3 inches in lieu of the required 10 feet.

Arnold Jablon
Director

cc: Pauline A. Dennis

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE OF THE HEARING DATE.
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204 (410) 887-3353

May 24, 1993

Ms. Pauline A. Dennis
328 George Avenue
Baltimore, MD 21221

RE: Case No. 93-372-A, Item No. 383
Petitioner: Pauline A. Dennis
Petition for Variance

Dear Ms. Dennis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 23, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-29-93

Re: Baltimore County
Item No: 383 (JCM)

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is
383-7855 Baltimore Metro - 585-8451 D.C. Metro - 1-800-485-6983 Statewide Toll Free
787 North Calvert St., Baltimore, Maryland 21205-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Keller, Deputy Director
Office of Planning and Zoning

DATE: May 4, 1993

SUBJECT: 328 George Avenue

INFORMATION:

Item Number: 383

Petitioner: Pauline A. Dennis

Property Size:

Zoning: D.R. 5.5

Requested Action:

Hearing Date: 1/1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: Jeffrey W. Jones

Division Chief: Gary L. Kerns

PK/JL:lw

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Captain Jerry Pfeifer
Fire Department

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

DATE: May 3, 1993

SUBJECT: Comments for 05/10/93 Meeting

Item 374	Townhouses for which the initial building permit is applied for after 07/01/92 shall be sprinklered.
Item 375	No Comments
Item 376	No Comments
Item 377	No Comments
Item 378	No Comments
Item 379	No Comments
Item 380	No Comments
Item 381	No Comments
Item 382	No Comments
Item 383	No Comments
Item 384	No Comments
Item 385	No Comments

RECEIVED
MAY 4 1993
ZADM

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning & Zoning
Attn: Ervin McDaniels
County Courts Bldg, Rm 406
401 Bayview Ave
Towson, MD 21204

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

RE: Undermined Lots
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1982; this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a pending permit.

APPLICANT SUPPLIED INFORMATION:

NAME: PAULINE DENNIS 328 GEORGE AVENUE, BALTO, MD 21221 574-3046

LOT ADDRESS: 328 GEORGE AVENUE Election District 15 Council District 5 Square Feet 10,000

LOT LOCATION: S E S W / side / corner of SOUTHWATERHILL RD. East from S E S W corner of OAK AVE

LAND OWNER: PAULINE DENNIS Tax Assessed Number 15-1504201-550

ADDRESS: 328 GEORGE AVENUE Telephone Number 574-3046

CHECKLIST OF MATERIALS: (to be submitted for design review by the Office of Planning and Zoning)

	YES	NO
1. This Recommendation Form (3 copies)	✓	—
2. Permit Application	—	✓
3. Site Plan Property (3 copies)	✓	—
Topo Map (submitted to the SRA) (2 copies) (when filed the survey)	✓	—
4. Building Elevation Drawings	✓	—
5. Photographs (taken from photos mounted Adjacent Building Surrounding Neighborhood)	✓	—

RECOMMENDATIONS/COMMENTS:

☐ Approved ☐ Disapproved ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:

Signed by: _____
for the Director, Office of Planning & Zoning

Date: _____

FRONT ELEVATION
1/4" = 1'-0"

LEFT SIDE

RIGHT SIDE

REAR ELEVATION

3" PRIMED BEADED EDGE SIDING (TYPICAL)
 CORNER BOARDS
 24" CANTILEVER BRICK VENEER

RECEIVED
 10-27-77
 OFFICE OF PLANNING & ZONING

PETITIONER'S EXHIBIT No. 2
 [FORMER DOWLING SHOWN ABOVE IS SIMILAR TO EXISTING DWELLING ON LOT 14 SHOWN IN PAGES 1 & 2.]

93-373-A

RESTRICTIONS ON USE

These plans are the property of Maryland Housing, and are loaned at the specific request and for the convenience of the person to whom they are sent.

By acceptance of the loan of these plans, and in consideration therefore, the person to whom they are sent and all others using or having access to said plans through such person, hereby agree:

- Neither these plans nor any portion thereof shall be copied, reproduced or modified without the consent of Maryland Housing.
- No structure shall be constructed from these plans or any portion thereof, or from any copy adaptation or modification thereof unless the materials for such construction, or a substantial portion of such materials are purchased from Maryland Housing.
- The violation of the foregoing restrictions by any person using these plans or any part thereof, constitutes an unfair practice and unfair competition. Maryland Housing shall thereupon be entitled to enjoin such violation and to recover from the person or persons responsible.

JOB NO.

NOTICE: ONLY PLANS WITH PROPER JOB NO. TO BE USED FOR ACTUAL CONSTRUCTION.

REVISIONS		
BY	DATE	APPROVED

STOCK PLAN REVISIONS:

1. 1/4" = 1'-0" SCALE

2. 1/4" = 1'-0" SCALE

3. 1/4" = 1'-0" SCALE

4. 1/4" = 1'-0" SCALE

5. 1/4" = 1'-0" SCALE

6. 1/4" = 1'-0" SCALE

7. 1/4" = 1'-0" SCALE

8. 1/4" = 1'-0" SCALE

9. 1/4" = 1'-0" SCALE

10. 1/4" = 1'-0" SCALE

Maryland Housing
Division of Socio Supply
21 W. TOWSON ROAD - TOWSON, MARYLAND 21204

MODEL: LAMPLIGHTER II
ELEVATIONS
SCALE: 1/8" = 1'-0" DATE: 10-21-77
DRAWN BY: EWS. CHECKED BY: _____

SHEET NO.
OF 4

93-372-A

George Ave (40' R/W)
Oak Ave

Plat to accompany Petition for Zoning Variance

PROPERTY ADDRESS: 388 George Ave, Baltimore, MD 21204

OWNER: Patricia H. Dennis

DATE: 10/27/77

Scale of Drawing: 1" = 50'

PETITIONER'S EXHIBIT No. 1

LOCATION INFORMATION

Section: 15
Twp. 33 N., R. 12 E., S. 14
Zoning: D-55
Lot: 10

Zoning Office USE ONLY

Reviewed By: _____
Initials: _____
Date: _____

OFF WHITE MARSH

DR. 5.5

BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP

NE 2H 1" = 200' 353
George Ave 870'
Oak Ave 440'
93-372-A

IN RE: PETITION FOR VARIANCE
SM/S George Avenue, 120' and
70' SE of the c/l of Oak Avenue
(328 and 326 George Avenue)
15th Election District
5th Councilmanic District
Pauline A. Dennis
Petitioner

* BEFORE THE
* ZONING COMMISSIONER
* FOR BALTIMORE COUNTY
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Anderson v. Bd. of Appeals, Town of Chesapeake Beach, 22 Md. App. 28 (1974).

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It is clear from the testimony that if the variance is granted, such use, as proposed, will not be contrary to the spirit of the B.C.Z.R. and will not result in any injury to the public good.

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Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the variance requested should be granted.

THEREFORE, IT IS ORDERED by the Zoning Commissioner for Baltimore County this 12th day of July, 1993 that the Petition for Variance in Case No. 93-372-A requesting relief from Section 1802.3.C.1 of the Baltimore County Zoning Regulations (B.C.Z.R.) to permit a side yard setback of 3

- 3 -

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LES:bjs

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

- 4 -

Baltimore County Government
Zoning Commissioner
Office of Planning and Zoning

Suite 113 Courthouse
400 Washington Avenue
Towson, MD 21204

(410) 887-4386

July 12, 1993

Ms. Pauline A. Dennis
328 George Avenue
Baltimore, Maryland 21221

RE: PETITIONS FOR VARIANCE
SM/S George Avenue, 120' and 70' SE of the c/l of Oak Avenue
(326 and 328 George Avenue)
15th Election District - 5th Councilmanic District
Pauline A. Dennis - Petitioner
Case Nos. 93-372-A and 93-373-A

Dear Ms. Dennis:

Enclosed please find a copy of the decision rendered in the above-captioned matters. The Petitions for Variance have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

LAWRENCE E. SCHMIDT
Zoning Commissioner
for Baltimore County

LES:bjs

cc: Mr. Andrew Johns
2239 Old Emmorton Road, Bel Air, Md. 21015

People's Counsel

File

Petition for Variance
to the Zoning Commissioner of Baltimore County
for the property located at 328 GEORGE AVENUE (Lot 85)
which is presently zoned DR 5.5

This Petition shall be filed with the Office of Zoning Administration & Development Management.
The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Sections 304, 1802.3.C.1, and 1802.3.C.2 of the B.C.Z.R. TO PERMIT THE RESIDENTIAL DEVELOPMENT OF AN UNDERSIZED 50' LOT IN A D.R. 5.5 ZONE, IN LIEU OF THE REQUIRED 55'.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (Indicate hardship or practical difficulty)

THE WIDTH OF LOT DOES NOT MEET COUNTY ZONING REGULATIONS

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessor:

Type or Print Name

Signature

Address

City

State

Zip

Signature

Type or Print Name

Address

City

State

Zip

Who do I submit this petition and affidavit, under the provisions of property, that there are no legal interests of the property which is the subject of this Petition.

Legal Owner:

PAULINE A. DENNIS

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

Signature

EXAMPLE 3 - Zoning Description - 3 copies

Three copies are required. Copies of deeds cannot be used in place of this description. Use this fill-in format provided whenever possible; otherwise, type or print on 8-1/2" x 11" sheet.

ZONING DESCRIPTION FOR 328 GEORGE AVENUE

Election District 15 Councilmanic District 5

Beginning at a point on the SOUTH WESTERN MOST side of GEORGE AVE
(north, south, east or west)

which is 40'
(number of feet of right-of-way width)

(street on which property fronts) which is 40'
(number of feet of right-of-way width)

wide at a distance of 70' SOUTHEASTERN of the
(number of feet) (north, south, east or west)

centerline of the nearest improved intersecting street OAK AVE
(name of street)

which is 40'
(number of feet of right-of-way width) wide. "Being Lot # 85"

Block HOMBERG Section 5 in the subdivision of
(name of subdivision) as recorded in Baltimore County Plat

Book # WPC 5, Folio # 78, containing
(square feet and acres)

"If your property is not recorded by Plat Book and Folio Number, then DO NOT attempt to use the Lot, block and subdivision description as shown, instead state: "As recorded in Deed Liber Folio " and include the measurements and directions (metes and bounds only) here and on the plat in the correct location.

Example of metes and bounds: N.57 12' 13" E. 321.1 ft., S.18 27' 03" E. 87.2 ft., S.63 15' 00" W. 318 ft., and N.08 15' 22" W. 80 ft. to the place of beginning.

7

CERTIFICATE OF POSTING
ZONING DEPARTMENT OF BALTIMORE COUNTY
Towson, Maryland

District 15 Date of Posting 7/12/93

Posted for: Variance

Postholder: Pauline A. Dennis

Location of property: 328 (54/5) George Ave., 70' S. Oak Ave.

Location of Sign: Signs on driveway, on property, to be removed

Remarks: None

Posted by: LES:bjs Date of return: 7/21/93

Number of Signs: 1

CERTIFICATE OF PUBLICATION

TOWSON, MD. 516 93

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 516 93

THE JEFFERSONIAN,

S. Zate Orlow
Publisher

93-373-A

Item 384

receipt

93-373-A

Account: R-001-4150

Number JCM

Date 4-23-93

PAULINE DENNIS

VARIANCE (010) _____ 50.00

POSTING (080) _____ 35.00

320 GEORGE AVE.

BALTO., Md. 21221

85.00

0040000129K1CHRC

BA 00104450H94 03 03

Please Make Checks Payable To: Baltimore County

UPPT WHILE PPHKDM

TEL HU. 410. 504 5015

111 West Chesapeake Avenue
Towson, MD 21204

Baltimore County Government
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

93-373-A

(410) 867-3353

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS AND PROCEDURES

Baltimore County Zoning Regulations require that notice be given to the general public/neighborhood property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with those requirements.

PAYMENT WILL BE MADE AS FOLLOWS:

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

AMNOE JABLON, DIRECTOR

For newspaper advertising:

Case No.: _____ Item No.: 384

Petitioner: Pauline Dennis

LOCATION: 328 George AVE Lot 85 W

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Pauline Dennis

ADDRESS: 328 George AVE
Baltimore MD 21221

PHONE NUMBER: 410-574-3046

AJ:ggg
(Revised 3/29/93)

Files w/ **PLANNING** Item 383

INTER-OFFICE CORRESPONDENCE
RECOMMENDATION FORM

TO: Director, Office of Planning and Zoning
Attn: Ervin McDaniel
County Courts Bldg. Rm 406
401 Bosley Av.
Towson, MD 21204

B. _____
Permit Number

FROM: Arnold Jablon, Director, Zoning Administration and Development Management

93-373-A

RE: Underused Lots
Pursuant to Section 304.2(Baltimore County Zoning Regulations) effective June 25, 1992, this office is requesting recommendations and comments from the Office of Planning & Zoning prior to this office's approval of a dwelling permit.

APPLICANT SUPPLIED INFORMATION:

☐ PAULINE DENNIS 326 GEORGE AVENUE, BA170, MD 21201 574-3046
First Name of Applicant Address Telephone Number

☐ 326 GEORGE AVENUE 15 Concord 5 Square Feet 10,000
Lot Address Election District Council District Square Feet

Lot Location: N 1/2 W 1/4 of corner of SEVEN WATSON RD. East from N 1/2 W corner of GAK AVE
(corner) (corner)

Land Owner: PAULINE DENNIS Text Access Number: 15-1504201550

Address: 326 GEORGE AVENUE Telephone Number: 574-3046

☐ **CHECKLIST OF MATERIALS:** (to be submitted for design review by the Office of Planning and Zoning)

REQUIREMENT

1. Site Recommendation Form (3 copies)	YES <input checked="" type="checkbox"/>	NO <input type="checkbox"/>
2. Permit Application	— <input type="checkbox"/>	— <input checked="" type="checkbox"/>
3. Site Plan <small>Property (2 copies)</small>	YES <input checked="" type="checkbox"/>	— <input type="checkbox"/>
<small>(Top Map submitted in the 2nd C.R.B.) (2 copies)</small>	YES <input checked="" type="checkbox"/>	— <input type="checkbox"/>
4. Building Elevation Drawings	YES <input checked="" type="checkbox"/>	— <input type="checkbox"/>
5. Photographs (none taken of above activity)	YES <input checked="" type="checkbox"/>	— <input type="checkbox"/>
<small>Adjoining Buildings</small>	YES <input checked="" type="checkbox"/>	— <input type="checkbox"/>
<small>Surrounding Neighborhood</small>	YES <input checked="" type="checkbox"/>	— <input type="checkbox"/>

Residential Processing Fee Paid
Code: 030 & 030 (000)

Accepted by: 3C m

Date: 4-23-93

RECEIVED

APR 27 1993

OFFICE OF
PLANNING & ZONING

TO BE FILLED IN BY THE OFFICE OF PLANNING AND ZONING ONLY

RECOMMENDATION/COMMENTS:

☒ Approved ☐ Disapproved ☐ Approval conditioned on required modifications of the permit to conform with the following recommendations:


It appears that lot 86 is using the existing gravel driveway. That issue should be resolved before it becomes a problem.

Signed by: Francis Morrey
for the Director, Office of Planning & Zoning

Date: April 30, 1993

04/30/93

Baltimore County Government
Office of Zoning Administration
and Development Management



111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353


APRIL 30, 1993

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204
or
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:


CASE NUMBER: 93-373-a (Item 384)
326 George Avenue
58/4 George Avenue, 70' from c/l Oak Avenue
15th Election District - 5th Councilmanic
Petitioner(s): Pauline A. Dennis
HEARING: THURSDAY, JUNE 3, 1993 at 9:00 a.m. in Rm. 118, Old Courthouse.

Variance to permit the residential development of an undersized 50 foot in line of the required 55 feet.


Arnold Jablon
Director

CC: Pauline A. Dennis

NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.
(2) HEARING AID HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.

 Printed on Recycled Paper

111 West Chesapeake Avenue
Towson, MD 21204

Warren County
Office of Zoning Administration
and Development Management

111 West Chesapeake Avenue
Towson, MD 21204

(410) 887-3353

May 24, 1993

Ms. Pauline A. Dennis
328 George Avenue
Baltimore, MD 21221

RE: Case No. 93-373-A, Item No. 384
Petitioner: Pauline A. Dennis
Petition for Variance

Dear Ms. Dennis:

The Zoning Plans Advisory Committee (ZAC) has reviewed the plans submitted with the above referenced petition. The attached comments from each reviewing agency are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties, i.e., Zoning Commissioner, attorney and/or the petitioner, are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case.

Enclosed are all comments submitted thus far from the members of ZAC that offer or request information on your petition. If additional comments are received from other members of ZAC, I will forward them to you. Otherwise, any comment that is not informative will be placed in the hearing file. This petition was accepted for filing on April 23, 1993, and a hearing was scheduled accordingly.

The following comments are related only to the filing of future zoning petitions and are aimed at expediting the petition filing process with this office.

1) The Director of Zoning Administration and Development Management has instituted a system whereby seasoned zoning attorneys who feel that they are capable of filing petitions that comply with all aspects of the zoning regulations and petitions filing requirements can file their petitions with this office without the necessity of a preliminary review by Zoning personnel.

SHA

Maryland Department of Transportation
State Highway Administration

O. James Lighthizer
Secretary
Hal Kassoff
Administrator

4-29-93

Ms. Helene Kehring
Zoning Administration and
Development Management
County Office Building
Room 109
111 W. Chesapeake Avenue
Towson, Maryland 21204

Re: Baltimore County
Item No: 4384 (JCM)

Dear Ms. Kehring:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not effected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,
for Bob Small
John Contestabile, Chief
Engineering Access Permits
Division

My telephone number is _____

Telephone for Impaired Hearing or Speech:
303-7855 Baltimore Metro - 900-4061 D.L. Hays - 1-800-422-8222 Statewide Toll Free
707 North Calvert St., Baltimore, Maryland 21202-0717

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director
Zoning Administration &
Development Management

FROM: Pat Kellar, Deputy Director
Office of Planning and Zoning

DATE: May 4, 1993

SUBJECT: 326 George Avenue

INFORMATION:

Item Number: 384

Petitioner: Pauline A. Dennis

Property Size: _____

Zoning: D.R. 5.5

Requested Action: _____

Hearing Date: 1 / 1

SUMMARY OF RECOMMENDATIONS:

Should the applicant's request be granted, staff recommends that approval of the request be subject to a condition that any improvement be generally compatible with the built environment of the neighborhood.

Prepared by: Jeffrey M. [Signature]

Division Chief: Carol L. [Signature]

PK/JL:lw

384 ZAC/ZAC1

Pg. 1

4299-93
AK

BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Zoning Advisory Committee
Captain Jerry Pfeifer
Fire Department

FROM: _____

SUBJECT: Comments for 05/10/93 Meeting

Date: May 3, 1993

Item 374 Townhouses for which the initial building permit is applied for after 07/01/92 shall be sprinklered.

Item 375 No Comments

Item 376 No Comments

Item 377 No Comments

Item 378 No Comments

Item 379 No Comments

Item 380 No Comments

Item 381 No Comments

Item 382 No Comments

Item 383 No Comments

Item 384 No Comments

Item 385 No Comments

RECEIVED
MAY 4 1993
ZADM

CPS-008

NAME: George A. Dennis ADDRESS: 2039 Old Timorock Rd
Beltsville
21015

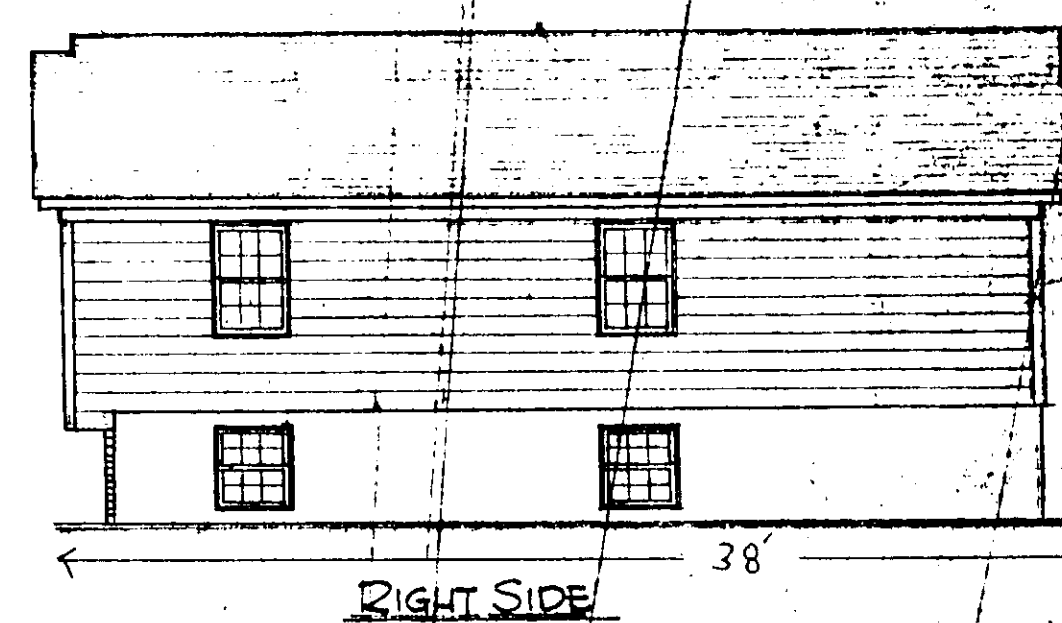
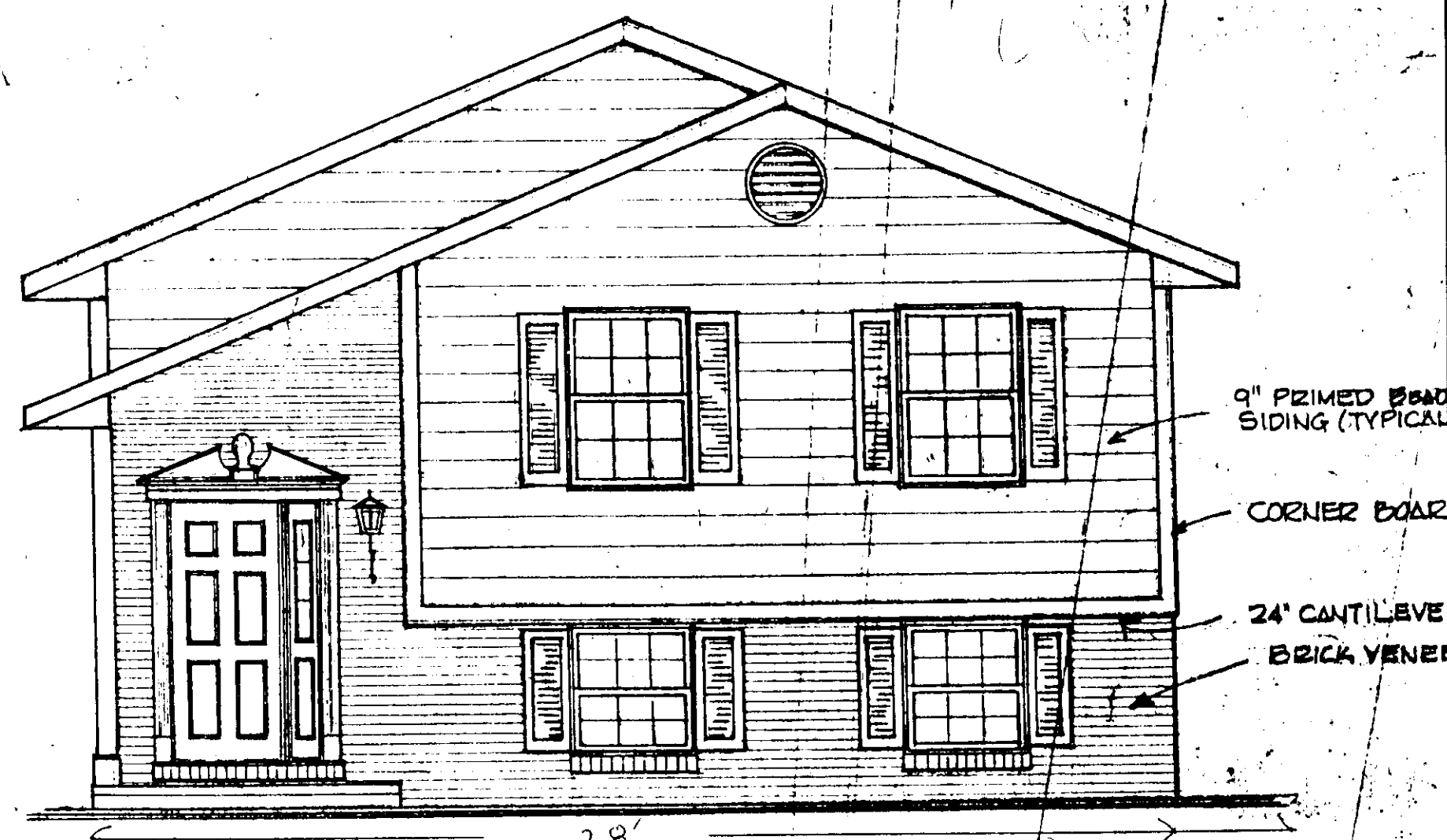
2.



4
K 2.5

RECEIVED
 APR 27 1993
 OFFICE OF
 PLANNING & ZONING

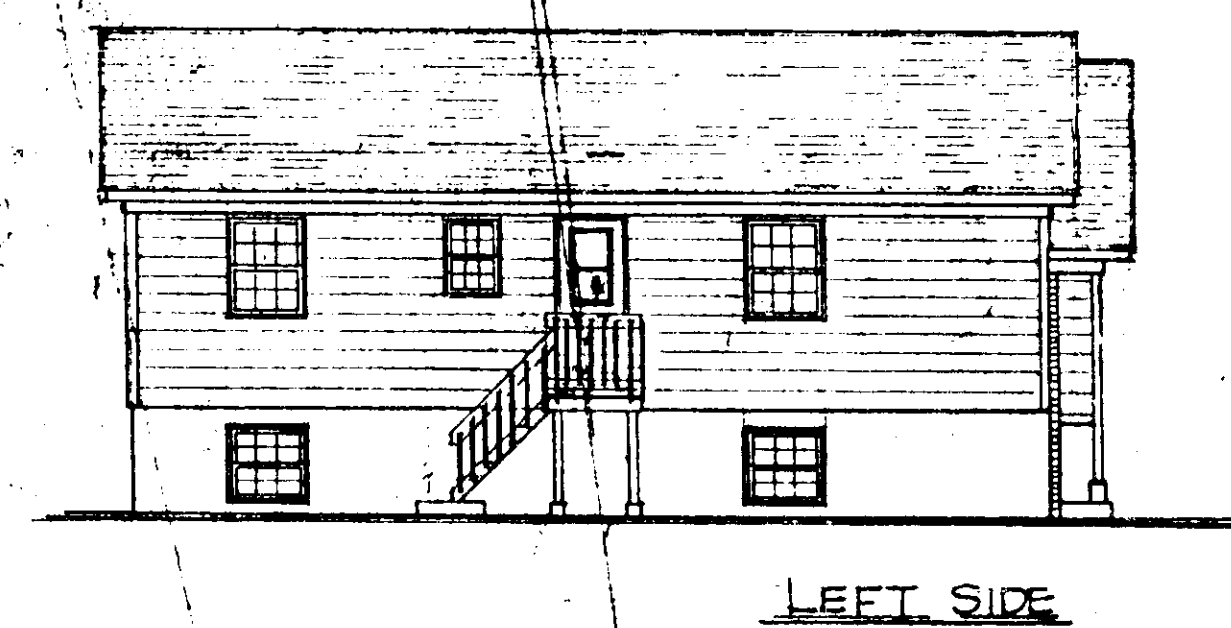
93-373-A



[PROPOSED DWELLING SHOWN ABOVE
 IS SIMILAR TO EXISTING DWELLING
 ON LOT 84 SHOWN IN PICTURES 1 & 4]

Maryland Housing

STOCK PLAN REVISIONS:	MODEL: <u>LAMPLIGHTER II</u>
<u>REV 1</u> BY <u>SKO</u> <u>1/25/92</u>	ELEVATIONS
	SCALE: <u>1/8\"/> </u>



RESTRICTIONS ON USE		JOB NO.
<p>These plans are the property of Maryland Housing, and are loaned at the specific request and for the convenience of the person to whom they are sent.</p> <p>By acceptance of the loan of these plans, and in consideration thereof, the person to whom they are sent and all others using or having access to said plans through such person, thereby agree:</p> <ol style="list-style-type: none"> 1. Not to make these plans nor any portion thereof shall be copied, reproduced or modified without the consent of Maryland Housing. 2. No structure shall be constructed from these plans or any portion thereof, or from any other separate modification thereof unless the modification is approved by the person to whom they are loaned. 3. The violation of the foregoing restrictions by any person using these plans at any time, constitutes a breach of contract and shall be cause for the person to whom they are loaned to be liable for the cost of the plans and to report from the person to whom they are loaned. 		<p>NOTICES ONLY: PLANS WITH PROPER JOB NO. TO BE USED FOR ACTUAL CONSTRUCTION.</p>
REVISIONS		
BY	DATE	APPROVED

73-373-A

Plat to accompany Petition for Zoning ☒ Variance ☐ Special Hearing

PROPERTY ADDRESS: George Ave Lot 85 see pages 3 & 4 of the CHECKLIST for additional required information

Subdivision name: HOMBERG

Plat book: Volume 5, Page 28, Section 8

OWNER: Pauline A. Dennis

Lot 87	Lot 86	Lot 85	Lot 84
50'	50'	50'	50'
50'	50'	50'	50'

George Ave (40' R/W)

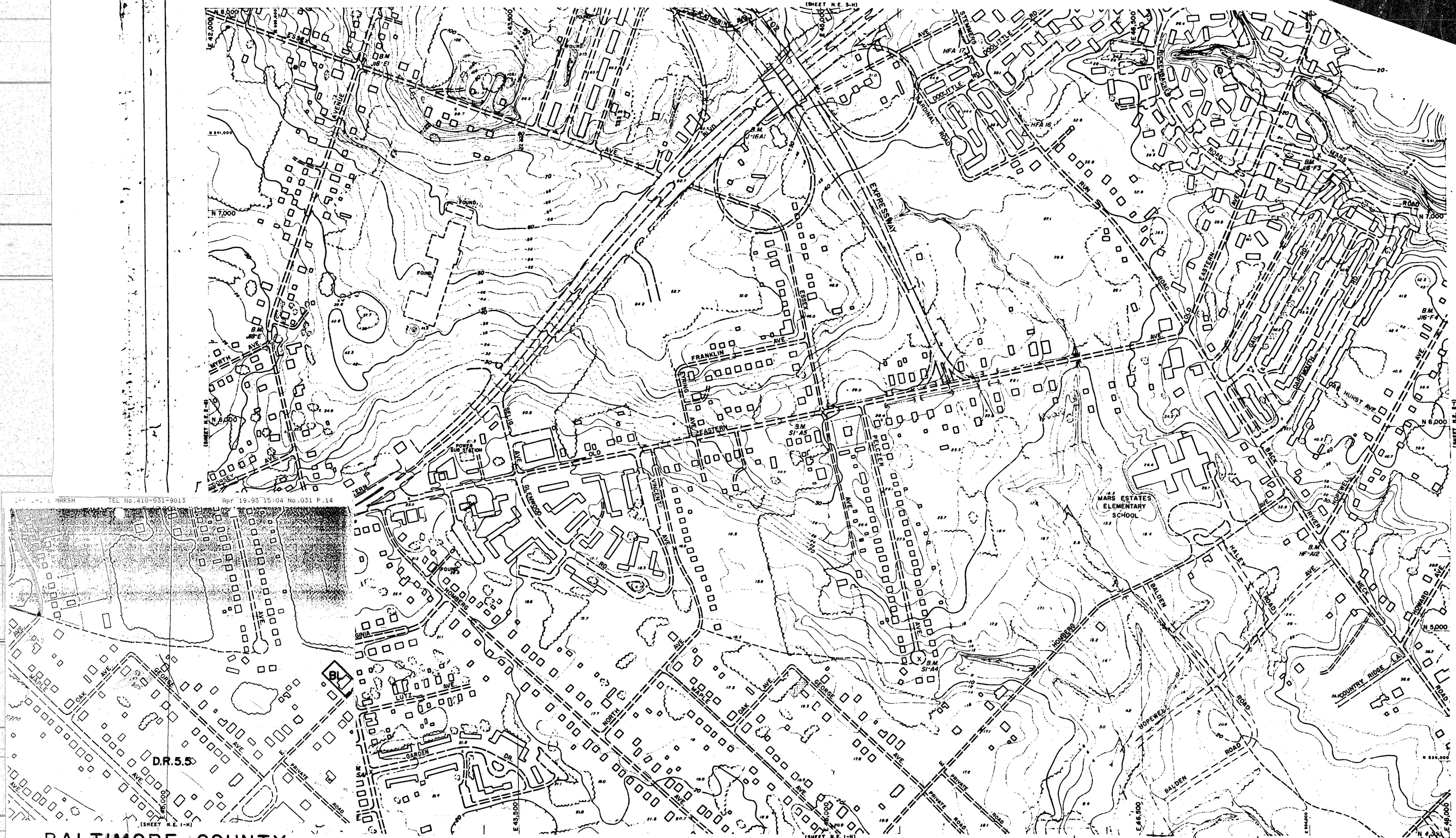
93-373-A

North

date: 4/80

prepared by: AT Scale of Drawing: 1" = 50'

LOCATION INFORMATION	SEWER: <input checked="" type="checkbox"/>
Election District: <u>15</u>	WATER: <input checked="" type="checkbox"/>
Councilmanic District: <u>5</u>	Chesapeake Bay Critical Area: <input checked="" type="checkbox"/>
1"=200' scale map: <u>NE-2H</u>	Prior Zoning Hearings: <u>NONE</u>
Zoning: <u>DE-55</u>	
Lot size: <u>1.289</u> square feet	
Zoning Office USE ONLY	
reviewed by:	ITEM #: <u>CASE#</u>



**BALTIMORE COUNTY
OFFICE OF PLANNING AND ZONING
OFFICIAL ZONING MAP**

**PHOTOGRAMMETRIC MAP OF
BALTIMORE COUNTY METROPOLITAN AREA**

REVISIONS		SCALE	LOCATION	SHEET
BY	DATE	1" = 200'	STEMMERS RUN BACK RIVER NECK	N.E. 2-H
	1/21/63	DATE OF PHOTOGRAPHY DEC. 1954		
Topography Compiled By Photogrammetric Methods ABRAMS AERIAL SURVEY CORP LANSING MICH.				

NE 2H 1"=200' 384
93-373-A

93-373-A